



CITY OF SAINT PAUL  
Christopher B. Coleman, Mayor

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Saint Paul, MN 55101-1806

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355

June 19, 2013

12-090791

Beth Agnes Woolsey  
676 Wells Street  
Saint Paul MN 55106-3720

Beth Agnes Woolsey  
6008 89th Terrace W  
Overland Park KS 66207

Wells Fargo Home Mortgage Inc  
3601 Minnesota Drive, Suite 200  
Bloomington MN 55435

Ronald Joseph Adams  
676 Wells Street  
Saint Paul MN 55106-3720

## Order to Abate Nuisance Building(s)

Dear Sir or Madam:

**The Vacant/Nuisance Buildings Unit, Department of the Department of Safety and Inspections, Division of Code Enforcement, hereby declares the premises located at:**

**676 WELLS ST**

With the following Historic Preservation information: Inventory #: RA-SPC-5016

**and legally described as follows, to wit:**

Chas Weides Sub Of B37 Arling Lot 9 Blk 37

**to comprise a nuisance condition in violation of the Saint Paul Legislative Code, Chapter 45.02, and subject to demolition under authority of Chapter 45.11.**

On June 6, 2013 a Building Deficiency Inspection Report was compiled and the following conditions were observed.

**This list of deficiencies is not necessarily all the deficiencies present at this time. This building(s) is subject to the restrictions of Saint Paul Ordinance Chapter 33.03 and shall not again be used for occupancy until such time as a Certificate of Compliance or a Certificate of Occupancy has been issued. All repairs must be in accordance with appropriate codes. Changes or additions to the electrical system, mechanical system, or the plumbing system may necessitate updating or upgrading the systems involved.**

This is a one and one-half story, wood frame, single-family dwelling with two accessory sheds.

The following is excerpted from the October 29, 2012 Code Compliance Inspection Report:

**BUILDING**

- Basement: Bottom of joists have been cut off-Provide engineer report for repair SPLC 34.34 (1)
- Basement: Install hangers, hanger nails & structural support above egress window SPLC 34.34 (1)
- Basement: Repair west foundation using acceptable and approved construction standards & practices SPLC 34.09 (1)
- Basement: Replace broken stationary glass pane at walk-out door SPLC 34.09 (3)
- Basement: Control drainage at walk-out door SPLC 34.08 (2)
- Basement: Stairs leading from walk-out door inconsistent SPLC 34.08 (10)
- Basement: Approved Hand Rail required at basement stairs SPLC 34.09 (2)
- Basement: Repair Door/Jamb to basement SPLC 34.09 (3f)
- 1st Floor: Repair ceilings SPLC 34.10 (7)
- Repair flooring SPLC 34.10 (7)
- 1st Floor: Install flooring in bathroom and kitchen that is impervious to water SPLC 34.10 (4)
- 1st floor: Repair front door SPLC 34.09 (3)
- 2nd floor: Repair/replace floor covering SPLC 34.09 (3)
- 2nd floor: Seal access to attic MN Energy Code Ch 1322 1102.4
- 2nd floor: Smoke Detector required MNRC Ch 1309 Sect 313.2.1
- 2nd floor: Install threshold & gasket at rear exit door SPLC 34.09 (3)
- Exterior: Step off of rear deck cannot exceed 7 3/4 in. SPLC 34.09 (2)
- Exterior: Trip hazards on walking surface at east side of building SPLC 34.08 (10)
- Exterior: Repair guard rail at rear deck (200 lb. load minimum) SPLC 34.09 (2)
- Exterior: Repair siding & confirm an approved drainage plane is installed SPLC 34.09 (c)
- Exterior: Repair soffit/fascia SPLC 34.09 (c)
- Exterior: Weather seal around egress window in an approved manner SPLC 34.09 (c)
- Exterior: Install ladder in window well for MNRC Ch 1309 Sect 310
- Exterior: Remove wood steps at east retaining wall SPLC 34.08 (10)
- Exterior: Install approved steps at front door SPLC 34.08 (10)
- Exterior: Establish ground cover throughout the property SPLC 34.08 (3)
- Exterior: Submit engineer report by a registered engineer to repair ALL retaining walls on-site higher than 4 Ft. - SPLC 34.08 (3) & SPLC 334.09
- Exterior: Weather seal around rear door at main level SPLC 34.09 (c)
- Exterior: Remove deck rim joist at rear of building and reside SPLC 34.09
- Exterior: Envelope of entire building requires a weather-seal exterior - repair as needed SPLC 34.09
- Exterior: Repair/replace glazing screening to original state SPLC 34.09 (3)
- Exterior: Repair sidewalks, walking surfaces to a safe finish SPLC 34.08 (10)
- Exterior: Provide durable, dustless parking surface SPLC 34.08 (7)
- A building permit is required to correct the above deficiencies.

## **ELECTRICAL**

- Ground the electrical service to the water service with a copper conductor within 5 feet of the entrance point of the water service
- Provide a complete circuit directory at service panel indicating location and use of all circuits.
- Verify that fuse/circuit breaker amperage matches wire size. No access because improper screws, or painted over screws. Install proper panel screws also.
- Close openings in service panel/junction boxes with knockout seals, breaker blanks, and/or junction box covers.
- Properly strap cables and conduits in basement.
- Install/replace GFCI receptacle in second floor bathroom.
- Ground bathroom light in second floor bathroom.
- Remove all cord wiring.
- Repair or Replace all broken, missing or loose light fixtures, switches and outlets, covers and plates.
- Check all outlets for proper polarity and verify ground on 3-prong outlets.
- Install hard-wired, battery backup smoke detector and other smoke detectors as required by the IRC. Also, Install carbon monoxide detector(s) within 10 feet of all bedrooms.
- Properly wire exterior lights at front and back door.
- Remove and or/ re-wire all illegal, improper or hazardous wiring in basement.
- Electric heat added but never inspected. Submit a heat loss calculation, and repair damaged heaters to 2011 NEC.
- Properly bond metal conduits that contain the service grounding electrode conductor on outside of the house. Article 250, 2011 NEC
- Re-open walls that were open on 6/21/2012 (Fire Photos) for rough-in inspection. Electrical appears to be improperly wired from photos.
- All added receptacles must be grounded, tamper-resistant and be on an Arc-Fault Circuit Interrupter-protected circuit.
- Any open walls or walls that are opened as part of this project must be wired to the standards of the current NEC.
- All electrical work must be done by a Minnesota-licensed electrical contractor under an electrical permit.

## **PLUMBING**

- Basement - Water Piping - improper fittings or usage (MPC 0420)
- Basement - Water Piping - provide water piping to all fixtures and appliances (MPC 1700)
- Basement - Water Piping - repair or replace all corroded, broken or leaking piping (MPC 4715.1720)
- Basement - Water Piping - run 1 inch water line from meter to first major take off (SPRWS Water Code)
- Basement - Gas Piping - Remove and cap all unused gas lines to code at the main.
- Basement - Gas Piping - dryer gas shutoff; connector or piping incorrect (MFGC 411)
- Basement - Gas Piping - retest all gas piping for Xcel meter unlock (MFGC 406.1)
- Basement - Gas Piping - run dryer vent to code (MFGC 614.1 - 614.7)

- Basement - Soil and Waste Piping - improper connections, transitions, fittings or pipe usage (MPC 2420)
- Basement - Soil and Waste Piping - improper pipe supports (MPC 1430 Subp. 4)
- Basement - Soil and Waste Piping - no front sewer clean out (MPC 1000)
- Basement - Soil and Waste Piping - no soil stack base clean out
- Basement - Soil and Waste Piping - replace the floor drain cover or clean out plug (MPC 1300)
- Basement - Soil and Waste Piping - unplugged or open piping; back pitched piping (MPC 1000)
- Basement - Laundry Tub - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Laundry Tub - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Laundry Tub - incorrectly vented (MPC 2500)
- Basement - Laundry Tub - waste incorrect (MPC 2300)
- Basement - Laundry Tub - water piping incorrect (MPC 0200 P.)
- Basement - Lavatory - unvented (MPC 0200. E)
- Basement - Lavatory - waste incorrect (MPC 2300)
- Basement - Toilet Facilities - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Toilet Facilities - incorrectly vented (MPC 2500)
- Basement - Toilet Facilities - waste incorrect (MPC 2300)
- Basement - Toilet Facilities - water piping incorrect (MPC 0200 P.)
- Basement - Tub and Shower - faucet is missing, broken or parts missing (MPC 0200. P.)
- Basement - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Basement - Tub and Shower - provide anti-scald valve (MPC 1380. Subp. 5)
- First Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- First Floor - Sink - unvented (MPC 0200. E)
- First Floor - Sink - waste incorrect (MPC 2300)
- First Floor - Tub and Shower - Provide access (MPC 0900)
- First Floor - Tub and Shower - fixture is installed incorrectly (MPC 0200 0.)
- First Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Second Floor - Gas Piping - range gas shut off; connector or piping incorrect (MFGC 411)
- Second Floor - Tub and Shower - Provide access (MPC 0900)
- Second Floor - Tub and Shower - fixture is broken or parts missing (MPC 0200 0.)
- Second Floor - Tub and Shower - replace waste and overflow (MPC 1240)
- Exterior - Lawn Hydrants - Broken or parts missing (MPC 0200 K)
- Exterior - Lawn Hydrants - Requires backflow assembly or device (MPC 2000)
- All the above corrections to waste, vent, water, and gas piping shall be per the Minnesota Plumbing Code Chapter 4715 & Chapter 326, the Minnesota Mechanical Code, the Minnesota Fuel Gas Code, and the Saint Paul Regional Water Code. All plumbing must be done by a plumbing contractor licensed in the State of Minnesota and the City of St. Paul under an approved permit.

## **HEATING**

- Verify that first and second floor bathroom exhausts are run to the exterior in a code compliant manner. MNMC 601

- Install an exhaust in the basement bathroom. MNRC R303.3
- Provide heat in every habitable room and bathrooms. SPLC 34.11(6)
- Mechanical ventilation permit is required for the above work. MN Rules 1300.0120

As owner, agent or responsible party, you are hereby notified that if these deficiencies and the resulting nuisance condition is not corrected by **July 19, 2013** the Department of Safety and Inspections, Division of Code Enforcement, will begin a substantial abatement process to demolish and remove the building(s). The costs of this action, including administrative costs and demolition costs will be assessed against the property taxes as a special assessment in accordance with law.

As first remedial action, a Code Compliance Inspection Report must be obtained from the Building Inspection and Design Section, 375 Jackson Street, Suite 220, (651) 266-8989. This inspection will identify specific defects, necessary repairs and legal requirements to correct this nuisance condition. You may also be required to post a five thousand dollar (\$5,000.00) performance bond with the Department of Safety and Inspections before any permits are issued, except for a demolition permit. Call the Department of Safety and Inspections for more information at 651-266-8989.

If this building is located in a historic district or site (noted on page 1, above, just below the property address) then you must contact Heritage Preservation (HPC) staff to discuss your proposal for the repairs required by this order and compliance with preservation guidelines. Copies of the guidelines and design review application and forms are available from the Department of Safety and Inspections web site (see letterhead) and from the HPC staff. No permits will be issued without HPC review and approval. HPC staff also can be reached by calling 651-266-9078.

As an owner or responsible party, you are required by law to provide full and complete disclosure of this "Order to Abate" to all interested parties, all present or subsequent renters and any subsequent owners. The property shall not be sold, transferred or conveyed in any manner until the Nuisance Conditions have been abated and the Certificate of Code Compliance or Certificate of Occupancy has been issued.

The Enforcement Officer is required by law to post a placard on this property which declares it to be a "nuisance condition", subject to demolition and removal by the City. This placard shall not be removed without the written authority of the Department of Safety and Inspections, Division of Code Enforcement. The department is further required to file a copy of this "Order to Abate" with the City Clerk's Office.

If corrective action is not taken within the time specified in this order, the Enforcement Officer will notify the City Council that abatement action is necessary. The City Clerk will then schedule dates for Public Hearings before the City Council at which time testimony will be heard from interested parties. After this hearing the City Council will adopt a resolution stating what action if any, it deems appropriate.

If the resolution calls for abatement action the Council may either order the City to take the abatement action or fix a time within which this nuisance must be abated in accordance with the provisions of Chapter 33 of the Saint Paul Legislative Code and provide that if corrective action is not taken within the specified time, the City shall abate this nuisance. The costs of this

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action, including administrative costs will be assessed against the property as a special assessment in accordance with law.

If you have any questions or request additional information please contact **Tom Friel** between the hours of 8:00 and 9:30 a.m. at **651-266-1906**, or you may leave a voice mail message.

Sincerely,

Tom Friel  
Vacant Buildings Enforcement Inspector

cc: Legistar Approval list and City Council

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